

NOTICE ANNEXURE – I

It is hereby notified that a few housing plots of vacant land/plots of land with construction (as detailed in the annexure) of the A.G., WB, Employees' Cooperative Housing Society Limited at Panchasayar, Kolkata-700094, (hereinafter referred to as the 'Society'), will be re-allotted on lease on 'as is where is basis' to persons who are otherwise eligible to become members of the 'Society' as per provisions of the West Bengal Co-operative Societies Act, 2006, the West Bengal Co-operative Societies Rules 2011 and the By-laws of the 'Society'. The persons selected for the purpose, will have to pay Rs.12,00,000/- (Rupees twelve lakhs) only per Cottah as lease amount for 999 years and surcharge/premium for any corner plot/ plot adjacent to play lot/park/ south facing plot etc (The amount of surcharge/premium payable for the corner plots or plot adjacent to play lot, park or south facing plot etc. shall be decided by the Board of Directors of the 'Society', and (list of such plots will be intimated from time to time). In addition to this, other incidental charges such as transfer fees, cooperative membership fees, share money, expenses for registration of the plot/plot with construction, etc. will have to be borne by the said persons selected for the purpose. Any pending statutory dues/ property tax, service charge etc in respect of the re-allotted plots payable to the 'Society' till the date of registration will have to be borne by the transferer. Besides, the applicant(s) selected for re-allotment of plot(s) with construction, will have to pay for the current valuation of the construction (as surcharge/ premium as decided by the Board of Directors of the 'Society' in consultation with the transferer and/or on the basis of valuation report of a Chartered Engineer/ Registered valuer appointed and/ or approved by the 'Society', along with lease amount for lease hold rights i.e. (@Rs.12,00,000/-only per Cottah). All the above amounts will have to be paid by the selected applicants within sixty (60) days from the date of offer for re-allotment by the 'Society' or else the candidature of such applicants shall be liable to be rejected, and the EMD will be forfeited unless otherwise extra time not exceeding one hundred and twenty (120) days from date of offer is allowed by the Secretary/Chairman of the 'Society' for genuine cause/compelling reason. However, if extra time is allowed, interest on amount payable shall be charged at a flat rate of nine percent (9%) per annum to be calculated on daily basis till the full payment is made. In that case, interest shall be charged from the date of expiry of sixty days from issue of offer letter.

It may be noted, that onus of title search of the respective plots/plots with construction and legal formalities prior to making application, solely lies upon the applicant(s), and that once the lease deed is executed, it will be the sole responsibility of the allottee to get the plot / plot with construction mutated by the Kolkata Municipal Corporation as well as get the building plan sanctioned by the KMC after obtaining NOC from the 'Society' for construction of house.

The person(s) selected for re-allotment of vacant housing plot(s) will have to construct their habitable dwelling house after getting the building plan sanctioned by the Kolkata Municipal Corporation with prior NOC of the 'Society', within two years from the date of Registration of the lease deed. As a guarantee for ensuring construction of the house within the stipulated period of two

(2) years, these person(s) will have to deposit with the 'Society' along with the lease amount of the plot/plot with construction as the case may be, a sum of Rs.50,000/- (Rupees fifty thousand) only per Cottah as Guarantee Money, which will be refunded after construction of dwelling

house in habitable condition. The deposit of guarantee money will bear no interest, and the same is liable to be forfeited if the above condition of completion of habitable construction of house within the

stipulated time frame of two years is not strictly adhered to, unless otherwise such period not exceeding one hundred & twenty(120) days is extended by the Board of Directors for genuine compelling / cause.

The persons selected for re-allotment of plot(s)/plot(s) with construction, after obtaining possession, will be liable to pay service and other ancillary charges regularly month by month as imposed by the 'Society' without any fail. Payment of above mentioned monthly charges will be integral part of the lease, and if the selected person(s) fail to pay the said service and other ancillary charges, it will be treated as clear violation of the conditions of lease, and the 'Society' will have the right to terminate the lease and re-allot the leased out property to a new member. It may also be mentioned here that in strict adherence to the relevant provisions of West Bengal Co-operative Societies Act 2006 and the West Bengal Co-operative Societies Rules 2011, along with the amendments made from time to time, if construction of dwelling house as per NOC of the Co-operative 'Society' and building plan sanctioned by the KMC there of is not completed within stipulated period (3years) from date of possession of the re-allotted plot(s)/registration of lease deed, the persons selected for re-allotment of plot(s)/plot(s) with construction will be required to surrender the given plot(s)/plot(s) with construction, failing which the same shall be deemed to have been surrendered to the 'Society', which would be subject to re-allotment. In the matter of deciding the extent of completion of the construction of the dwelling house on the allotted plot, the 'Society's' decision will be final.

Also, if the new allottee intends to surrender their allotted plot/plot with construction during this three(3)years period, commencing from the date of registration of lease deed, any upward revision of surrender value of plot during this period, will not be applicable to such allottee(s). EMD of Rs.50,000/-(Rupees fifty thousand) only will have to be paid along with the application by Demand Draft/Banker's Cheque drawn in favour of 'A.G. West Bengal Employees Co-operative Housing Society Ltd.', payable at Kolkata. This EMD will be forfeited if the final offer of the plot is not accepted or if the selected applicant fails to pay all the payable amounts within sixty(60) days from the date of offer from the 'Society' unless otherwise extra time is allowed by the Secretary/Chairman of the 'Society', not exceeding one hundred and twenty days(120) from date of offer for genuine/compelling reason. In case of acceptance of offer(subject to clause above),the EMD will be adjusted against the amount payable for the plot/plot with construction. In all other cases the EMD shall be refunded, on demand and on scheduled date(s)to the applicant without any interest within thirty days from the date of publication of the finals selection list of empanelled applicant(s).

The interested persons may obtain the prescribed Application Form himself from the Office of the 'Society' after producing self attested copies of AADHAR and PAN cards at ground floor of Administrative Building (Panchaparban),Panchasayar,Kolkata-700094 on payment of Rs.1000/-(Rupees one thousand only) and submit the same along with the relevant annexure and recommendation by a member of the 'Society'(as prescribed in the application

form) from 02-01-2026 to 15-01-2026 between 11-00 am and 12-00 noon i.e. during the period of issue of application forms.

Important Dates

Sl. No.	Particulars	Date / Details
1	Date of Issue of Notice	02.01.2026
2	Last date of issue of application form	15.01.2026
3	Last date of receiving application form	29.01.2026
4	Date and venue of interview of intending applicant(s) (all or selective manner)	13.02.2026 & 14.02.2026 at Administrative Building
5	Date of display of list of shortlisted applicants	21.02.2026
6	Date and venue of the draw of lottery (if required) and display of final panel of selected applicants as per annexure	28.02.2026 (at 4:00 PM)
7	Initial meeting for re-allotment	07.03.2026

It is imperative on the part of the applicants short listed to remain present during the process of draw of lottery.

Under all circumstances the decision of the Board of Directors of the 'Society' will be final and binding to all concerned.

Dated 2nd December, 2026 Kolkata.

[Sd/-]

Secretary

Ltd.

A.G. West Bengal Employees 'Co-operative Housing 'Society'

For further details regarding the re-allotment of plots please see Annexure-A1 which may be treated as part of notice.

Sl. No.	Plot No.	Area (in Cottah)	Plot / Plot with Construction	Premium Plot (Y/N)	Mutated by KMC (Y/N)
1	B-27	3 Cottah	Plot with construction	No	No
2	K-8	3 Cottah	Plot	No	No
3	K-25	4 Cottah	Plot	Yes	Yes
4	F-11	4 Cottah	Plot with construction	Yes	Yes
5	F-16	4 Cottah	Plot	Yes	Yes
6	F-30	4 Cottah	Plot with construction	Yes	Yes
7	I-14	3 Cottah	Plot with construction	Yes	No
8	K-19	4 Cottah	Plot	No	Yes

Annexure -A-I

Availability and details of plots of land/plots with construction as on date, which could be increased within the validity period of one year

Details of Plots / Plots with construction.

Here is your data neatly formatted into a clean table:

It is to be noted that besides what has been stated above, plot(s)/plot(s) with construction which may be surrendered to the 'Society' during the validity period of one (1) year of the panel of selected applicant(s) so described herein under, would be re-allotted to them as per the availability position during the year. In case of any unforeseen situation, the number of plot(s)/plot(s) with construction (listed above), may be altered and the same shall be notified. Validity of panel:

After expiry of the validity of one(1)year from the date of forming the panel,the panel will cease to exist irrespective of the fact whether any empanelled applicant was offered re-allotment of plot / plot with construction or not.

Eligibility of applicant(s): Category A:

Any person above the age of 18(eighteen) years, who is a permanent employee of the office of the A.G. (A& E), West Bengal and other Civil Audit offices in West Bengal under Indian Audit and Accounts Department subject to other conditions as envisaged in the West Bengal Cooperative 'Society'sAct,2006 and the WBCS Rules2011,and is eligible to enter into a contract as per law and also an Indian Citizen and permanent resident of West Bengal.

Category B:

Any other person above the age of eighteen(18)years and not employed in the office of the A.G.(A&E),West Bengal and other Civil Audit offices in West Bengal under Indian Audit and Accounts department, and subject to fulfillment of conditions of the West Bengal Co-operative SocietiesAct,2006and the West Bengal Co-operative Societies Rules2011,and who is eligible to enter into a contract as per law, an Indian Citizen, and permanent resident of West Bengal.

Only one person from a family will be eligible to apply.

Brother/Sister/In-laws/Parents/Son/Daughter of an applicant should not apply to increase the probability of getting selected in lottery that may lead to cancellation of both/all related applications, without assigning any reason.

Each application for re-allotment for vacant plot/ plot with construction as prescribed by the Board of Directors of the 'Society' is required to have recommendation by a resident member of the 'Society', whose dues towards service charges have been cleared till December 2025.A resident member of the 'Society' shall be eligible for recommendation of only one(1) application for re- allotment of plot(s)/ plot(s) with construction.

In case, any daughter/son of an original allottee (who is / was resident member) of the 'Society', as well as brother/ sister (in case of joint membership), intends to apply for a plot / plot with construction, he/she will be required to submit a deed of relinquishment in such jointly owned / ancestral property in the 'Society', duly executed in a Court of Law. Original allottee member, in this case means to whom, initially or upon re-allotment, any plot / plot with construction was leased out.

Selection Process of Applicant(s) and forming of Panels:

For selection of candidates among the applicants and to prepare a shortlist,utmost importance will be given to the applicants' genuine need for residential accommodation.

At the time of short listing, the objective and socio-economic fabric based on which the housing 'Society 'was formed, as well as source of finance for consideration money of the intending lessees/applicant(s) will be kept in mind.

For the purpose of short-listing and also to discourage name lenders from applying, a provision for interview of intending applicant(s)(all or in selective manner) on pre-notified date(s) may be taken by the Board of Directors of the 'Society'.

Based on the above principles and such other essential criteria, the decision of Board of Directors of the 'Society' for initial short listing of candidates from the applicants will be final and binding.

Depending on availability of plot(s)/plot(s) with construction, Panel(s) will be maintained from shortlisted applicant(s) among the two categories A and B mentioned above;

Panel :

All eligible shortlisted applicant(s) from Category A, and six(6) eligible shortlisted applicant(s) from Category B would be empanelled for re-allotment of plots/plot(s) with construction.

However, during process of re-allotment of plots BUT before conducting lottery, the Board of Directors of the 'Society' may decide for inclusion of more applicant(s) under each category.

On the specified date, time and venue (only enlisted candidates for lottery draw will be allowed), a lottery will be organized for:

All empanelled applicant(s) from category A.

All empanelled applicant(s) from Category B.

The 'Society' reserves the right to shortlist the number of applicants for holding the final lottery.

If empanelled applicant(s) desire to withdraw their candidature from the panel of eligible applicants prior to final offer for plot(s)/plot(s) with construction by the 'Society' ,they will be permitted to do so on receipt of application(s) to this effect, and the EMD will be refunded to the applicant without payment of any interest on the application money deposited.

Process of re-allotment of plot(s) / plot(s) with construction will be as follows:

Category A: Re-allotment of all available plot(s)/plot(s) with construction will be made to all empanelled applicant(s) of Category A through the process of lottery. Only after exhausting offers for re-allotment of all plot(s)/plot(s) with construction to all empanelled applicant(s) of Category A, the balance un-allotted plot(s)/plot(s) with construction will then be offered for re-allotment to empanelled applicants of Category B through the process of lottery.

In case only one(1) plot is available at initial point of notification, the said plot will be allotted among the applicant(s) empanelled in category only on the basis of their position(s) in the panel, unless all applicant(s) empanelled in category A refuse to accept the same. In that case only, such plot(s) / plot(s) with construction will be offered to applicants empanelled in Category B.

In case there is availability of more than one(1)plot/plot with construction, then only, after allotment to the 1st ranked applicant empanelled in Category A, consideration of offering the balance plot(s)/plot(s) with construction to the remaining empanelled applicants in category A only will arise. After exhausting the entire inventory of available plot(s)/plot(s) with construction to all applicants empanelled in Category A, if there is/are some un-allotted plot(s)/plot(s) with construction left, then only offering to applicants empanelled in category B will be considered.

In case there is availability of more than one(1)plot/plot with construction, applicants empanelled in category A in accordance with their position in the panel, will be offered to choose any one of

the available plot(s)/plot(s) with construction. Once a plot/plot with construction is chosen by the 1st ranked applicant of the panel in Category A, then for re-allotment of the balance plot(s)/plot(s) with construction, the same process will be followed for the next applicant from the remaining one(s) in the panel in category A. Only after exhausting re-allotment of all available plots/plots with construction to all applicant(s) empanelled in Category A, the eligible applicants empanelled in category B will be considered for re-allotment of the balance un-allotted plots/plots with construction.

After being offered, if 1st ranked applicant empanelled under category A, declines to accept the offered plot/plot with construction with a hope for better option within the validity of panel, he/she will only get further chance for re-allotment after exhausting re-allotment of two(2) plot(s)/ plot(s) with construction among the other applicants empanelled in Category A. However, when he/she is given a 2nd chance, his/her position will be no.1 among the remaining applicant(s) empanelled of Category A.

The same procedure will be applicable for Category B candidates also.

N.B. 1) Definition of family for the purpose of the Act

Explanation- As envisaged under section 16(3) of the West Bengal Co-operative Societies Act, 2006, a family shall be deemed to consist of husband, wife, minor son and daughters, dependent widow of a pre-deceased son, minor sons and daughter of a dependent widow of a pre-deceased son, husbands' and wife's dependent parents and dependent divorce daughter.

(2) That the successful allottees for plot(s) will have to construct habitable dwelling house as per building plan of the Kolkata Municipal Corporation with prior NOC of the 'Society' within two(2) years from the date of Registration of the lease deed, does not necessarily mean that whole building as per building plan should be constructed (i.e. both the floors need not be constructed if plan is for two storied building) within stipulated period of two(2) years, rather building can be completed partially (i.e. ground floor only in case of above example), but definitely in habitable condition where question of habitability would be decided by the 'Society'.